

MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING

October 13, 2021

MINUTES

Present:

Joanne Simone
Antonio V. Arserio (virtual)
Arlene Schwartz
Anthony Caggiano, Vice Chair
Tommy Ruzzano, Chair

Also Present:

Cale Curtis, Executive Director
Larry Vignola, Assistant Executive Director
David Tolces, Weiss Serota Helfman Cole & Bierman
Maged Guirguis, Calvin, Giordano & Associates
Mike Conner, Calvin Giordano & Associates
Jenna Martinetti, Calvin Giordano & Associates
John Francis, Kiwanis Club of Margate-Coconut Creek
Steve Frith, petitioner

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:02 p.m., on Wednesday, October 13, 2021, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance.

The meeting was held in the City Commission Chambers and also accessible virtually through Zoom technology.

1A. MINUTES FOR APPROVAL - (8/24/2021 Special)

After David Tolces, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

1B. MINUTES FOR APPROVAL - (8/17/2021 Special)

After David Tolces, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

1C. MINUTES FOR APPROVAL - (9/9/2021 Regular)

After David Tolces, Board Attorney, read the item title, Vice Chair Caggiano made the following motion, seconded by Mr. Arserio:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

2. PUBLIC DISCUSSION

No comments were made by the public.

3A. PRESENTATION: CONCEPTUAL PLANS FOR S.W. 6TH STREET STREETScape IMPROVEMENTS PROJECT FOR DISCUSSION AND POSSIBLE ACTION

After David Tolces, Board Attorney, read the item title, Chair Ruzzano provided a brief introduction and thanked the residents from that area of the city that were in attendance.

Maged Guirguis, civil engineer and project manager, Calvin, Giordano & Associates, introduced his associates, Jenna Martinetti, director of transportation and Mike Conner, senior landscape architect. Mr. Guirguis led with a PowerPoint presentation which started with an introduction of the project and a project overview. Highlights included:

- Project limits were from State Road 7 to S.W. 49th Terrace
- Total project length was 0.73 miles
- Existing road corridor consisted of three zones serving a residential neighborhood
- Zone 1 had 70 feet of right-of-way, a median and 4-foot wide sidewalks
- Zone 2 had 70 feet of right-of-way, no median, and 4-foot wide sidewalks
- Zone 3 had 60 feet of right-of-way, no median, and no sidewalks

Mr. Guirguis identified the Project Objectives as follows:

- Safe mobility for residents
- New aesthetically pleasing landscape
- Wide sidewalks – looking to increase these to 5-6 feet wide
- New roadway pavement
- Traffic calming measures
- Environmentally friendly LED lighting
- Maintaining natural drainage runoff and existing discharge to canals
- Providing entryway monument sign for neighborhood from State Road 7

Chair Ruzzano commented about major drainage problems that existed in that area and he asked Mr. Guirguis if the County would require swales to retain the water. Mr. Guirguis said their design included some swales in between the sidewalks and the roadway where the water would be contained and percolate into the ground and some would continue to drain into the canal. Chair Ruzzano asked why the water would not all drain into the C-14 canal. Mr. Guirguis explained that they were not putting in curbing, therefore the water would flow into the swales. Chair Ruzzano asked what would be done to prevent the flooding, and he suggested they put in underground drainage so all the water would flow into the canal. Mr. Guirguis said they would be developing a conceptual layout for the project that would address all the issues including drainage issues and provide proposed solutions. Chair Ruzzano proposed that the water be filtered out to the canals in Margate instead of into swale areas. He said the canals were owned by the City of Margate and he questioned whether the County needed to be involved. He asked Mr. Guirguis to be considerate of the fact that flood water had gone as high as the front door of resident's homes. He reiterated the preference to send the water out to the canals. Mr. Guirguis said they would study different options to treat the drainage and they would check with the County and City and review the best solutions.

Vice Chair Caggiano commented about the need to fix the flooding problem and he agreed with Chair Ruzzano about draining water into the C-14. He asked if the neighborhood entry signs would be consistent with the others in the City, and Cale Curtis, Executive Director, said they would be consistent with others being done in the City. Mr. Curtis said those areas that had were not experiencing drainage issues would be maintained, but the plan was to improve drainage in the problematic areas and to look to direct the water into the canals noting that there was inadequate capacity in the swales.

Mr. Arserio said he had spoken with residents on the street and they had commented about a need for entryway signage and expressed a major concern about speed control. He said the preferred option would be to have the water drain into the canals and that that having standing water presented a health hazard. Chair Ruzzano commented that it was going to be a great project but asked that they keep in mind that residents on the next block experienced considerable flooding.

Mike Conner referenced a slide that listed the benefits of Complete Streets and he spoke briefly about some of its principles which included designs for all users, pedestrian enhancements with American Disabilities Act (ADA) transitions and proper accessibility, enhanced connectivity throughout the neighborhood and corridor, as well as the incorporation of trees, landscaping, lighting and signage. He explained that some, but not all, of the principles were applied to every project.

Mr. Conner showed slides that identified the three corridor zones and the cross sections of each of the zones, and he explained the existing conditions and the proposed improvements for each zone. Mr. Guirguis commented that narrowing down the travel lanes was a good method to help slow down traffic.

Discussion ensued about the proposed 11-foot wide shared lanes for cars and bicycles and increased sidewalk widths. Ms. Schwartz expressed a concern about having both cars and bicycles traveling in the same lane and she suggested a separate bike lane. Mr. Connor said they had considered it but only Zone 1 had adequate space; Zones 2 and 3 would require widening the pavement in order to continue the bike lane from Zone 1.

Mr. Curtis commented about past presentations that included buffered bike lanes that he said had not been the City Commission's preference, so a redesign was proposed that included widening of the sidewalks so they could be shared by bikes and pedestrians. He said the buffered bike lane option could be revisited. Mr. Guirguis said buffered bike lanes were among the earlier options but he had been told they were not acceptable here and that shared lanes were a better option. Vice Caggiano commented that statistical data showed them to be about the same.

Ms. Simone said a concern she had heard was that there were a lot of people parking in the median and she asked if the proposed design would correct it. She also asked if cars would be able to park along the 10-foot swale area as well as the median. Mr. Conner said the new addition of a type-D curb along both sides of the median would hinder parking and solve that issue. He said the swale areas were more difficult because they would not be curbed due to the drainage issues and he mentioned some options. He said the current grassy swales could be reshaped to direct the water into catch basins and into the canal system. He commented that some cities had an aggressive street tree program where trees were planted closely together to deter parking. Also, he said the swales could be "v-shaped" to make parking more challenging.

There was a brief discussion about Complete Streets and Mr. Conner said the program was shown an example of the type of things that could be done; it was not being proposed for this project. Mr. Arserio commented that he had been outspoken about Complete Streets in the past but he was not opposed to it. He said he did have concerns about bikes on the road, depending on the location. He said he was not opposed to Complete Streets in a residential area such as the one being discussed as the traffic and speeds were lower and more controlled.

Ms. Schwartz reiterated her concern about having bikes and cars sharing an 11-foot travel lane, especially when impatient drivers decided to go around the bicyclists. Mr. Conner said wider roadways would be needed in order to completely separate the roadway from the bike lane to accommodate the two types of bicyclists and it was not feasible to do so; their recommendation was wider sidewalks and bicyclists could choose between using the road or using the wider sidewalk.

Mr. Conner said the next phase would include sidewalk improvements at the intersections which were critical because many of the sidewalks did not extend to the intersections making safe connectivity impossible for handicapped individuals.

He showed slides of Zone 2 and spoke about the proposed improvements. He said the City already had temporary speed humps in place and they would work with City staff to hear its recommendations and determine whether permanent traffic calming solutions would be in order in those areas.

He showed slides of Zone 3 and spoke about the proposed improvements. He said it had a narrower right-of-way (60 foot versus 70 foot) which resulted in proposed 5-foot wide sidewalks vs. 8-foot in Zones 1 and 2. Ms. Schwartz asked the reason the swales in Zone 2 and Zone 3 were so wide being there was no center median and why they were not consistent with Zone 1. Mr. Conner explained that it was more expensive to create a middle landscaped median with new asphalt on the sides. He said it was a matter of what was feasible and desired by the neighborhood and the MCRA. Ms. Schwartz commented that leaving the 14 foot swales was not an enhancement as the parking problem would persist. She asked why a consistent look throughout the three zones was not being proposed.

Mr. Curtis commented that the reason for the discussion at that night's meeting was to conceptualize the project and receive comments from the Board and the public. He said when the project was first budgeted, it was presented as a streetscape beautification project but the scope could be expanded to make it more of an improvement project if the Board desired whereby a median could be added in Zone 2. However, the right-of-way was much smaller in Zone 3 so a median might not be possible since sidewalks were being planned where none currently existed. Ms. Simone commented that there were a lot of children in the Zone 3 going to and from the park and an eight-foot sidewalk was needed there. Mr. Curtis said if the intention was to reduce the size of the swales, a more sophisticated drainage system would be required. He said it was not part of the original budget that was proposed, however, it was possible to do. He said input from all the stakeholders was needed in order for the consultants to do a design and provide cost estimates.

Mr. Conner spoke about proposed lighting objectives which included evaluating the lighting levels along the corridor, providing cost effective lighting improvements utilizing the existing FPL poles and lights, possibly adding some new pole locations, and installing new LED lamp fixtures that were dark sky friendly with house shields. He said the goal was to increase the lighting level, if necessary, and make it uniform throughout the corridor.

Chair Ruzzano commented that his biggest concern was drainage and he suggested they stay away from having swale areas because people would use them for parking regardless of the amount of pitch. He suggested addressing the drainage problem first by adding some filtration and catch basins along the swale areas. He said he liked the median and would like to see it tapered down [from Zones 1 to 3], and loved the wider sidewalks. He added there might be an issue with those residents that had multiple vehicles because they will not have anywhere to park, however, consideration needed to give to the whole area. Curbing was a good idea but people would still drive over it. He suggested having an efficient, well landscaped median in the middle to deter parking and said he was not opposed to having the bike lane because of the slow speed limit and location. He said it was a great presentation.

Ms. Schwartz asked Mr. Curtis whether FPL had already changed out the lighting as it had done in other residential areas in addition to replacing some of the light poles. Mr. Curtis said FPL had swapped out the housings for LED lights rather than upgrading the fixtures. He said they offered an additional option but it was at a cost to the City.

Jane Dexter, 4080 S.W. 49 Terrace, resident of 50 years, said she liked the idea of the median but it would not be feasible in Zone 3 because the road was too narrow. She said the meeting was well advertised. Chair Ruzzano asked her if parking in the median was an issue in her area. She said she saw a lot more toward the front as opposed to where she lived. She said curbed medians would help deter people from cutting across the medians. She commented about having improved landscaping because the current sabal palms were ugly. She said the people she spoke to were thrilled to hear improvements were coming. Most of the flooding was at 55th by the first canal. She commented that although there were "no parking" signs on S.W. 50th Avenue by Southeast Park, people were parking on both sides of the street which blocked passage on the road at times. Chair Ruzzano responded that it was a City project and the Board had asked to have the back entrance opened up in the past. She said part of the problem was that the sign was illegible.

Rich Zucchini, 380 Lakewood Circle East, asked the presenters whether they had a measurement of the traffic count. Mr. Conner, speaking from the audience, said they did not. Mr. Zucchini commented that the entrance to the community gave the impression of a very wide roadway and higher speed. He asked why a median was needed if the traffic count was low. He commented that the area would not attract serious bicyclists. A short discussion ensued about the pros and cons of having a median.

Garfield Reid, 540 S.W. 62 Avenue, commented that cast iron piping was used when the homes were built over 40 years ago and he asked whether the drainage had been changed since that time. He commented about the serious flooding problem in the area and that the drainage lift station did not have the capacity to work properly. He suggested putting in a new drainage system while the road was being dug up.

Curt Keyser, Director, Department of Environmental and Engineering, commented that the City did not have any drainage lift stations.

Mr. Arserio said he had just returned from Tallahassee where he had spoken to our legislators about appropriating funding to help manage the stormwater.

4A. **RESOLUTION 674:** APPROVING THE FIRST AMENDMENT TO THE BUSINESS LEASE AGREEMENT BETWEEN THE MARGATE COMMUNITY REDEVELOPMENT AGENCY AND MARGATE BOULEVARD HARDWARE STORE, INC., FOR THE PROPERTY LOCATED AT 5833B, 5841, AND 5861 MARGATE BOULEVARD; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE BUSINESS LEASE AMENDMENT

After David Tolces, Board Attorney, read the resolution title, Vice Chair Caggiano made the following motion, second by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

Ms. Schwartz clarified that the tenant had changed its mind and was relocating back into the original area that they had previously given up. James Nardi, Advanced Asset Management, confirmed her statement.

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

4B. RESOLUTION 675: AUTHORIZING A WAIVER OF BID AND AWARD OF DESIGN/BUILD CONTRACT TO MBR CONSTRUCTION, INC. AS A PIGGYBACK OF BROWARD COUNTY PURCHASING CONTRACT (PARK IMPROVEMENTS AND CONSTRUCTION) IN AN AMOUNT NOT TO EXCEED \$1,265,000 FOR DESIGN AND CONSTRUCTION OF SERINO PARK RENOVATIONS

After David Tolces, Board Attorney, read the resolution title, Vice Chair Caggiano made the following motion, second by Ms. Schwartz for discussion:

MOTION: SO MOVE TO APPROVE

Cale Curtis, Executive Director, stated that the fitness court was discussed and approved by the Board at the last MCRA meeting. At that meeting, there was a discussion about the type of covering it would have. He said the current design included in the contract was for a fabric shade material that was not fully weatherproof. The covering at the fitness court next to Station 58 had been brought up and there was discussion about getting pricing on a weatherproof steel roof. He said MBR Construction provided a cost of approximately \$85,000 to upgrade the covering over the fitness court at Serino Park which he wanted the Board to be aware of as part of the discussion on the contract with MBR for the entire project.

Ms. Simone commented that the playground had the fabric covering and she suggested there should be consistency between the two areas. She said she would like to see how much use the fitness court received before spending the additional money to see if it were warranted first. A hard covering over the playground area might be a better idea. Mr. Arserio said he did not want to shortchange the project and he fully supported the hard cover. Vice Chair Caggiano said he also preferred a solid cover and the cost to install it in the future would likely cost more. Mr. Curtis agreed that it would cost more in the future since it would be staged by the contractor as part of the overall project. Vice Chair also commented that there would likely be less maintenance costs over the years. Chair Ruzzano was in favor of having the metal roof similar to one by Firefighter's Park, and he would also like to have it done in conjunction with the Margate entryway sign and colors so it was obvious that it was a Margate park.

There was short discussion about the hard roof over the picnic tables. Mr. Curtis said that roof could be upgraded to match the design over fitness court roof at an additional cost of \$12,000.

Debra Allen, resident of 26 years, she said had heard about planned improvements for many years but nothing ever got done. She said there were a lot of children that went to that park and the lighting was very poor and needed to be added. She also asked for additional covered picnic tables. Chair Ruzzano told Ms. Allen that her concerns would be addressed and the park project would get done.

Tracy Van Winkle, 1020 S.W. 61 Avenue, suggested doing a splash pad instead of a park. She said it would be a perfect location for one. Chair Ruzzano said it had never come up in discussions and considered, but it was not out of the question. She asked if Serino Park would have a bathroom and water fountain, as well as at Southeast Park. Chair Ruzzano responded that there would be a bathroom at Serino Park, however, Southeast Park was not in the MCRA and would need to be discussed with the City.

Ms. Simone asked whether there had been any communications with the residents to find out what they wanted. Mr. Curtis said he believed Mike Jones, Parks and Recreation Director, had solicited feedback from the neighborhood. Chair Ruzzano said he also spoke to many of the residents and the big concerns were no bathroom, no water fountain, and limited shaded seating areas. She asked whether it was feasible to add a splash pad.

Mr. Curtis said if the Board wished to add a splash pad, he would suggest holding off on approving the agreement that night as doing so would require a significant redesign of the project layout. Discussion ensued about whether to add a splash pad. Mr. Curtis said there was currently one existing splash pad in the City and others being installed at Vinson Park, Oriole Park, and Centennial Park. Chair Ruzzano said Serino Park was one of the most visible parks in the City.

David Tolces, Board Attorney, said if the contract were approved that night, adding the splash pad and roof might affect contractual obligations and timelines outlined in the agreement; he suggested having the contract come back at the November meeting for approval as one package.

Mr. Curtis sought clarification on the differences between a splash pad and a water feature to ensure consensus on the expectations and to provide clear direction.

Michael Jones, Director, Parks and Recreation, explained the difference: water features typically had one or two small units that sprayed water, splash pads had multiple jets such as Vinson Park. Centennial Park had a water features with several sprayers; Sports Complex had a water feature that featured a tipping bucket. Mr. Jones recommended a water feature versus a splash pad for the Serino Park. He equated a splash pad to a high cost swimming pool in that it was chlorinated, filtered, and used blue light sanitation. He said a water feature used City water and used less of it because it was on a timer sensor, and it was an easier operation. He said he preferred to keep the project as is and to add one or more water features noting that there was plenty of room to do so. He said MBR Construction's contract utilized their piggyback contract with Broward County and they were holding their prices firm and future change orders would reflect that pricing. He recommended to the Board that they award the contract as is and then bring back the change orders with consensus and direction to the Executive Director.

Ms. Schwartz said she was fine with a water feature and she asked Ms. Simone who also agreed. Vice Chair Caggiano was in agreement with the water feature as well.

Chair Ruzzano asked why pricing would not have been obtained directly from MBR Construction instead of using Broward County. Mr. Jones said the pricing MBR got through Broward County was guaranteed and would not increase. Otherwise, the MCRA would need to put it out to bid and it would take an additional three months.

Mr. Curtis said he heard consensus to work with Mike Jones, Director, and the contractor for change orders on covered roofs for the fitness court and pavilion and a water feature that he would bring back to the Board.

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

4C. **RESOLUTION 676:** APPROVING THE LICENSE AGREEMENT BETWEEN THE CITY OF MARGATE AND THE MCRA FOR THE OPERATION, MAINTENANCE, AND MANAGEMENT OF THE COVERED ATHLETIC FIELD PROPERTY

After David Tolces, Board Attorney, read the resolution title, Vice Chair Caggiano made the following motion, second by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

5A. **DISCUSSION & POSSIBLE ACTION:** APPROVAL OF A TEMPORARY USE AGREEMENT BETWEEN THE MCRA AND THE MARGATE-COCONUT CREEK KIWANIS CLUB FOR THE SALE OF CHRISTMAS TREES AND RELATED ITEMS ON MCRA OWNED PROPERTY LOCATED AT 1423 NORTH STATE ROAD 7

After David Tolces, Board Attorney, read the item title, Vice Chair Caggiano made the following motion, second by Ms. Schwartz:

MOTION: SO MOVE TO APPROVE

John Francis, Margate Coconut Creek Kiwanis, said this would be their 26th year, and they were happy to be here. He mentioned there was a huge tree shortage this year, and he agreed to donate a few trees to the City.

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

5B. **DISCUSSION & POSSIBLE ACTION:** APPROVAL OF A TEMPORARY USE AGREEMENT BETWEEN THE MCRA AND SOFLO TALENT MISSION, LLC, TO HOLD THE BORDER DASH SOFLO 2022 EVENT ON APRIL 9, 2022 AT THE MCRA OWNED PROPERTY AT 5701 MARGATE BOULEVARD

After David Tolces, Board Attorney, read the item title, Chair Ruzzano asked the petitioner to come forward.

Steve Frith, said he shared his mother's resident address, and that he wanted to use the MCRA property for one day to hold a talent concert similar to the set up used for the Sounds at Sundown concerts. He gave the date and event times and said he planned to have vendors like at the Sounds at Sundown. He said it would be the inaugural kick-off for what he hoped would be an annual event. Chair Ruzzano asked if he had held the event in any other city and Mr. Frith said Margate would be the first.

Ms. Schwartz told Mr. Frith that she looked up his organization in Sunbiz and she asked Mr. Frith to confirm that it was just organized on June 10, 2021, and that it was not a 501c3; he confirmed that was correct. She told Mr. Frith that the Event Policy specified use of the property for Margate based non-profit organizations, of which his was neither. She said his organization was based in Plantation, was for profit, and the request was to waive all fees. She said she did not know what the money would be used for and what the benefit would be to the MCRA.

Mr. Frith responded that it was a community event and part of the proceeds would go to a local charity. Ms. Schwartz said his application did not include that information. She asked why he did not choose Plantation to hold the inaugural event, and Mr. Frith said Margate was an ideal and more suitable location. She explained the issue was that it violated the Event Policy and asked to have all fees waived. Mr. Frith said they were open to paying for it and that part of the proceeds would go to a local charity that they were getting ready to establish. Ms. Schwartz explained that the City had an issue with another Margate charity in the past so greater scrutiny was being given to requests, and his application did not mention any charity. Mr. Frith insisted that he completed the application and it was not a question on the application.

Vice Chair Caggiano asked Mr. Frith to clarify that the charity had yet to be created. Mr. Frith said they were trying to figure out a local charity to which to donate proceeds.

Chair Ruzzano suggested that Mr. Frith come back to the Board once the non-profit was established. Cale Curtis, Executive Director, told Mr. Frith he would contact him the following day to discuss the event policy and his request.

Attorney Tolces stated, for the record, that the consensus of the Board was to not move forward with the application at that time to which none of the Board voiced opposition.

6. EXECUTIVE DIRECTOR'S REPORT

Cale Curtis, Executive Director, gave the following capital project updates:

Atlantic Boulevard Streetscape Improvements: He said the feasibility analysis and cost estimate for the extension of the Atlantic Boulevard was almost complete, and there would be a presentation on it at the November meeting. He said obtaining quotes for wrapping the columns in stone had been a challenge so staff contacted MBR Construction to obtain a quote and it was quite high. If the Board were interested in moving ahead with extending the wall, he proposed combining the two projects where the scope of work for extending the wall would be included with the wrapping of the columns to realize an economy of scale with one contractor. He asked if there were any objections and none was given. He said it would be brought back to the Board in November.

Chevy Chase Plaza Improvements: He said the improvements were underway. Pressure cleaning and painting of the mansard had commenced as well as the cleaning and lining of the stormwater system. The new tenant signs above Beauty Land and Thrift City had been installed and the remaining tenant signs were being prepared for installation that week. He commented on the challenges being faced with the roof replacement due to cost, lead time and materials; he said it would likely be second quarter of 2022 before the roof could be replaced. He mentioned an issue with a tenant that would be addressed under Tenant Updates.

Budget Transfers: He notified the Board that a budget transfer of \$4,205 had been approved from CIP-Contingency to David Park Improvements for the finalization of the engineering costs associated with redesign of the retention area. He advised on another budget transfer for \$37,500 from Contingency to Summer and Fall Events to cover the expenses associated with the grand opening of the Covered Athletic Field. He asked the Board for consensus. Vice Chair Caggiano made the following motion, seconded by Mr. Arserio:

MOTION: SO MOVE TO APPROVE THE TWO BUDGET TRANSFERS OF \$4,205 AND \$37,500

ROLL CALL: Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

Property Acquisition: He advised that the MCRA was in the due diligence phase of acquiring the property located at 6030 N.W. 9th Street which was consistent with the MCRA's property acquisition plan of assembling parcels along State Road 7/US 441 and, while this property was not directly on U.S. 441, it was immediately west of another property previously acquired. He said a contract would be brought to the Board for consideration and final approval.

Florida Redevelopment Association (FRA) Conference: Advised that he would attending the first of a five series course to obtain FRA accreditation for the CRA.

Ms. Schwartz asked about the status of a plaque that was to have installed at the Ace Plaza after the improvements were done. Mr. Curtis said he recalled there was some debate about the contents of the plaque when the former Executive Director was here and it was never finalized. He said he would have staff work on a conceptual design for the Board's review.

6A. TENANT UPDATES

Cale Curtis, Executive Director, advised that the roofing issues at the Chevy Chase Plaza had created a problem for one of the tenants whereby there had been a persistent leak that the MCRA has patched and repaired unsuccessfully several times. He said the MCRA had been put on notice by the tenant to replace the roof or to reduce their rent by 100 percent. Mr. Curtis said there was a small area of their store was deemed unusable and the MCRA had offered to reduce a portion of their rent but they were not willing to consider it. He said both parties were at a stalemate and it was his recommendation, and that of Attorney Tolces and Jim Nardi, to exercise the MCRA's 12-month right to end the lease. Jim Nardi, Advanced Asset Management, said the address was 1041 North State Road 7.

Vice Chair Caggiano asked if the tenant had received free rent in the past. Mr. Curtis said the tenants in both MCRA plazas received rent abatement for three month's during the COVID-19 pandemic. Vice Chair Caggiano recalled they had also received other concessions and if they were not willing to come to an agreement with the MCRA, he had no problem with the MCRA exercising its right.

Mr. Arserio agreed. He referenced the previous comments about the timeline for the roof replacement which could be longer given the shortages that existed. He said the MCRA was very business friendly and had done everything it could to keep them here. They were being unreasonable and were not going to be happy. He supported giving them notice. Mr. Nardi agreed with his comments. He said the repair in that area was more complicated because there were two roofs that would needed to be removed and it could possibly be June, 2022 before the roof could be done.

Ms. Schwartz asked about the possibility of using a silicone coating. Mr. Nardi said the MCRA had looked at it several years ago but it was determined to not be worth it. He said the cost for the coating would be around \$50,000 while the cost for the roof replacement were between \$100,000-\$130,000.

David Tolces, Board Attorney, said with the direction given, the MCRA could provide the notice of termination to the tenant pursuant to the lease.

7. BOARD MEMBER COMMENTS

Mr. Arserio: Said he had just returned from Tallahassee and had lobbied our State representatives and others about sponsoring some of Margate's appropriations related to stormwater and the Senior Center. He had received feedback from Representatives Hunschofsky and Michael Gottlieb who said they were very impressed with the Covered Athletic Field and its Grand Opening. He said it was nice to hear about other cities wanting what Margate had.

Ms. Simone: She thanked Mr. Curtis for moving the MCRA meeting time to 7:00 p.m. She asked that a complete scope of an event's details should be obtained in advance and discussed on the meeting dais prior to an event, including costs and planned activities.

Ms. Schwartz: She advised it was National Emergency Room Nurses Week and thanked all the nurses who had worked through the challenges of the past 18 months.

Vice Chair Caggiano: Said he really liked the plans for Serino Park and that he would like to do a water feature there. He thanked everyone who attended the grand opening of the Covered Athletic Field. He mentioned a new Brazilian steakhouse that opened in the former Golden Corral location noting that the food was very good.

Chair Ruzzano: He said he continued to receive inquiries about the former Party Caterers location and he asked the Executive Director to find out the cost to make it rentable. Mr. Curtis said he had been working with Mr. Nardi on obtaining cost estimate and would provide information at the next meeting. Chair Ruzzano commented about a building east of Culver's that had been purchased and that the new owners were charging astronomical rent. He suggested having someone find out what the intended plan was for the property noting that it was not being maintained well.

He asked about obtaining a list of businesses in Margate that had opened in the past year, as well as those that had been in the City for 10, 20, or 30 years. He suggested thanking them for being in Margate.

He also asked whether the MCRA could be a stakeholder in a local Chamber of Commerce. He mentioned that the MCRA used to lease space to the Chamber for free. He asked if it was something that could be done through the MCRA. David Tolces, Board Attorney, said he would need to look into it.

Vice Chair Caggiano said several former Margate Chamber members that did not join the Chamber when it merged with Pompano Beach and Lighthouse Point had asked him about restarting a solely Margate Chamber. Chair Ruzzano commented that Margate had the tools, people, and businesses to make it a strong Chamber. Vice Chair Caggiano said COVID had a major impact on the Chamber. He said he attended many Chamber events and there were not many Margate businesses in attendance. Mr. Arserio said he had been very critical of the Chamber because they were not doing anything for Margate. He said he strongly supported the Margate CRA doing it. Vice Chair Caggiano was also in agreement with putting together a new Chamber.

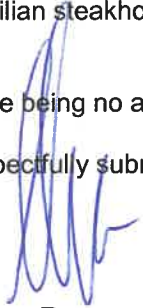
Chair Ruzzano commented that there were banks that had money to lend to CRA businesses: Ms. Schwartz said she learned that at a previous FRA Conference.

Ms. Schwartz commented that about the need to have outreach with the MCRA grant programs, and she mentioned Paul Robinson. Vice Chair Caggiano commended Mr. Robinson on his involvement with the grand opening of the Brazilian steakhouse and he said he received compliments from businesses about him.

There being no additional business, the meeting adjourned at 9:19 p.m.

Respectfully submitted,

Transcribed by Rita Rodi, CRA Coordinator



Tommy Ruzzano, Chair

